

The Reserve on the Eagle River

Rental Rules

Welcome to The Reserve. We hope you enjoy your stay. The Reserve is a quiet, family-oriented community. **All Rules must be observed by renters and their guests.** As the principal renter, please sign and initial this form where indicated to confirm your understanding of the rules and your agreement to abide by them. After signing and initialing the form and prior to your stay, please return the form to management using the email or fax number provided below. Failure to return this form in advance of your stay may result in the cancellation or termination of your reservation.

1. **Parking.** Emergency vehicles must have access through the driveway and to every unit at The Reserve **AT ALL TIMES.** **Your vehicle must display a valid parking permit at all times.** 2 Bedroom condos may have up to 2 vehicles. 3 Bedroom condos may have up to 3 vehicles.

_____ Renter's / Guest's Initials

2. **Maximum Occupancy.** No more than two (2) adults per bedroom may occupy any unit on an overnight basis. **Absolutely no large parties are allowed.** **All rentals must be for seven (7) nights or longer.**

_____ Renter's / Guest's Initials

3. **Noise.** Quiet hours are from 10 p.m. to 8 a.m. daily. Any excessive noise during quiet hours, defined as noise that can be heard from any other unit, will be reported to management and/or the Eagle County Sheriff.

_____ Renter's / Guest's Initials

4. **No Pets.** Renters and their Guests are not allowed to have pets at The Reserve.

_____ Renter's / Guest's Initials

5. **Pool.** Use of the pool is permitted from 10:00AM until dark daily. No glass is permitted in or around the pool. All trash and other personal items must be removed from the pool area after use. All renters and guests agree to use the pool at their own risk.

_____ Renter's / Guest's Initials

6. **Trash and Recycling.** No trash or recycling may be stored on walkways, decks or patios. All trash and recycling must be placed in the bins provided in trash enclosures.

_____ Renter's / Guest's Initials

7. **Fireplaces, Cooking Stoves, Grills.** Make sure the stove and oven are OFF before leaving the residence. Turn off gas fireplaces prior to leaving the residence to avoid the risk of fire. Gas grills are permitted on decks. Make sure the grill is OFF and COLD before you leave the residence.

_____ Renter's / Guest's Initials

8. **Smoking.** NO SMOKING is permitted on the common elements (grounds) or limited common elements (decks, patios, walkways, interior hallways and stairwells or pool area).

_____ Renter's / Guest's Initials

By my signature below, I acknowledge receipt of these The Reserve on the Eagle River Rental Rules and agree, on my behalf and on behalf of my entire rental party, to abide by them. I understand that violation of any of these rules may result in loss of my security deposit and/or being charged for any expenses or damages resulting from the violation.

Signature: _____

Guest's Name (s): _____

Date: _____

Dates of Occupancy: From: _____ To: _____

Guest's Cell Phone Number(s): _____

Name of Local Property Manager: _____

Phone Number of Local Property Manager: _____

These Rules and Regulations are promulgated by The Reserve, which is managed by McNeill Property Management. If you have any questions about these Rules, please call Jennie Lewis, jennie@mcneillinc.com (970) 904-0519.

Upon signature, a copy of this form must be emailed to jennie@mcneillinc.com or faxed to the McNeill Property Management office at (970) 477-1147